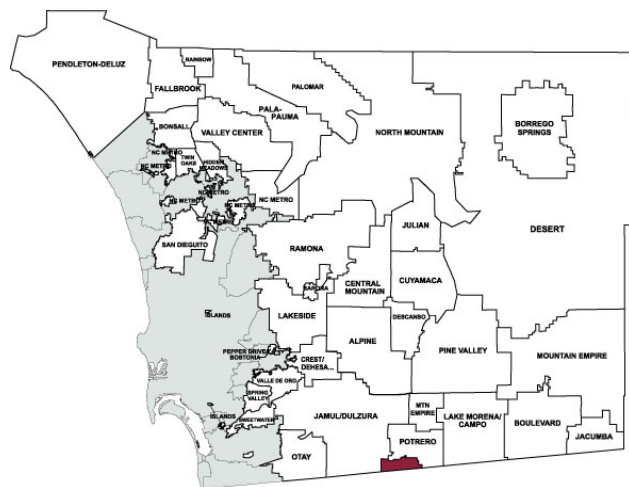


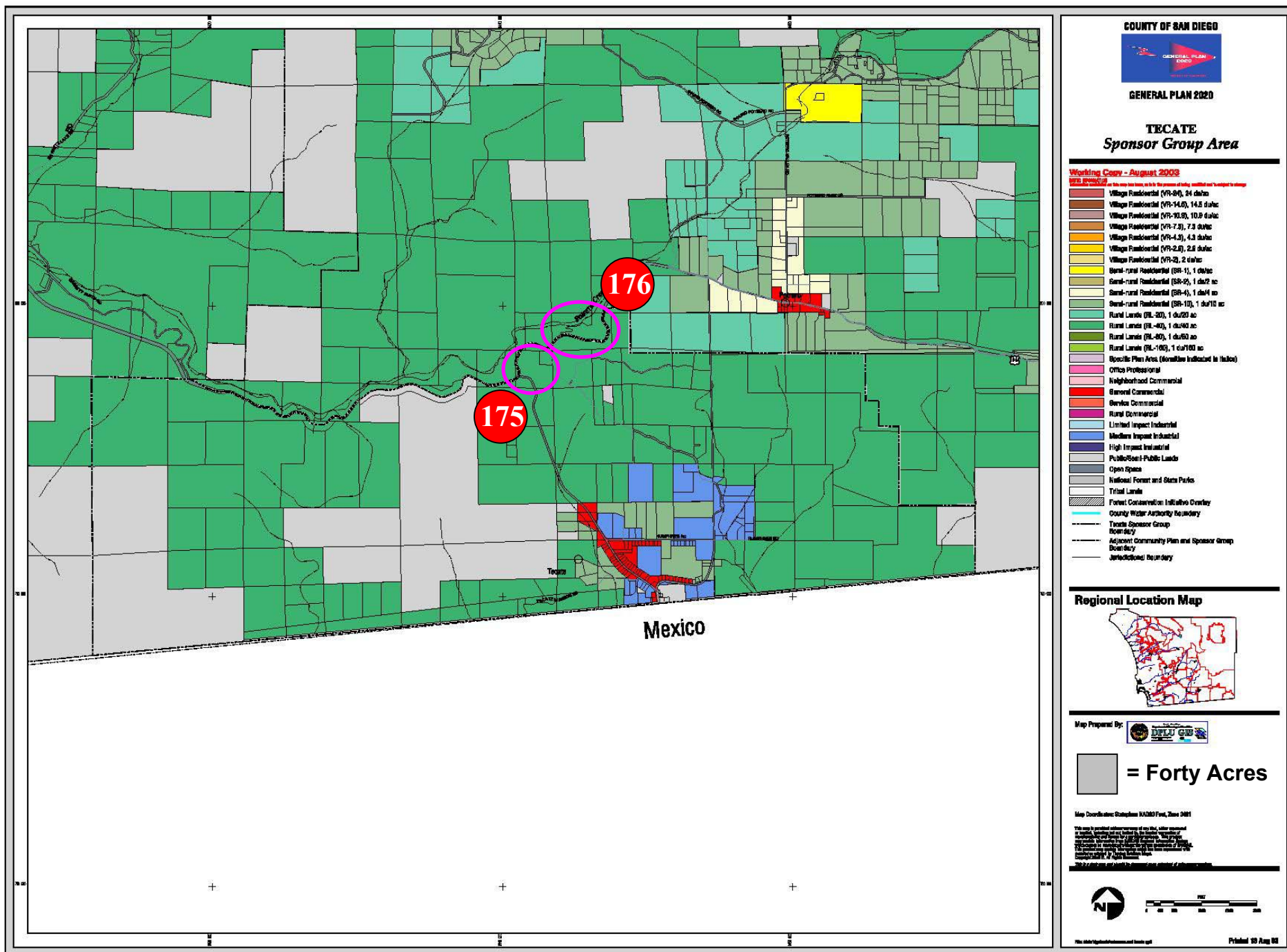
GENERAL PLAN 2020 RESIDENTIAL REFERRALS

TECATE



Tecate had two residential properties referred for further staff evaluation. Upon completion of additional review, staff has determined that both referrals do not meet the GP2020 concepts and planning principles.

Both referrals, ranging in size between 28 and 36 acres, are located outside the CWA boundary and are groundwater dependent. They were assigned a Rural Lands density due to their location well outside the existing Tecate Village and to their physical and environmental constraints.



GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
175	<p><i>Byron White</i></p> <p>Highway 94 and Tecate Road intersection.</p> <ul style="list-style-type: none"> • 27.6 acres • Existing General Plan: 1 du/4, 8, 20 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/4 acres Rural Lands: 1 du/20 acres</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/4 acres Rural Lands: 1 du/20 acres</p> <p><u>Planning Commission:</u> To be determined</p>	<p><u>County Staff:</u> DISAGREE with Referral Retain Rural Lands: 1 du/40 acres</p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> ▪ Recognizes established parcelization ▪ Consistent with area that has similar physical/environmental constraints • <i>Reduce public costs</i> – located outside of CWA with vehicular access • <i>Assign densities based on characteristics of the land</i> – area that is steep with environmental constraints
176	<p><i>Ron White</i></p> <p>Highway 94, west of the village of Potrero, north of Tecate.</p> <ul style="list-style-type: none"> • 19.31 and 16.42 acres • Existing General Plan: 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/10 acres</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/10 acres</p> <p><u>Planning Commission:</u> To be determined</p>	<p><u>County Staff:</u> DISAGREE with Referral Retain Rural Lands: 1 du/40 acres</p>	<ul style="list-style-type: none"> • <i>Assign densities based on characteristics of the land</i> – slopes greater than 25% on most of parcel • <i>Locate growth near infrastructure, services, and jobs</i> – groundwater restrictions require lower density • <i>Develop a legally defensible general plan</i> – recognizes established parcelization and is similar in size to surrounding parcels

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

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